

# Woodyard & Associates LLC

## COMMERCIAL REAL ESTATE

### Medical/Retail Office For Lease



- 1,200± SF
- Located in North River Center
- Frontage on North US 41
- Water & Sewer
- Zoned C-1A & C-2
- Ideal for Medical Office with Retail Potential

**Price: \$1,200.00/Mo + Sales Tax**  
**Contact: Honora' Jacobus**

WA545

### Medical/Professional Offices

**Immediate Occupancy**




- Starting at 1,173±SF
- Beautifully Done
- Maximum Impression
- Move in Ready
- Zoned: CPD
- All Impact Fees Paid
- Premier Location

**Lease: \$17.00 PSF + CAM**  
**Contact: Alex Wright, CCIM**

WA1852

### Industrial Condos For Lease

**Immediate Occupancy**



- 1,850±SF to 2,220±SF
- One (1) OH Door/Unit
- 38 Parking Spaces
- Zoned IL - Light Industrial
- New Construction
- Fast Growing Location
- Just Off Lee Blvd.
- Easy Access to I-75

**Lease Starting at \$1,100/M + Sales Tax**  
**Contact: Steve Wood**

WA1993

### Warehouse For Sale



- 5,450± SF Building
- 2,200± SF AC Showroom
- 5 OH Doors
- 37,100± SF Land
- Off Fowler Street
- Large Yard

**Price: \$750,000**  
**Contact: Todd Holman**

WA1872

### Office Space for Lease



- 1,800± SF & 2,000± SF
- Shell space for Sale or Lease
- Upscale Build-Out
- Brand New
- Motivated Owner
- Immediate Occupancy

**Lease: Starting at \$14.00 PSF + \$4.00 PSF CAM**  
**Contact: Alex Wright, CCIM**

WA2029

### 8,822± SF Warehouse/Office North Fort Myers



- Between N Cleveland Ave / US 41
- C2 & IL Zoning
- Fenced/ Utilities Available
- 1.45± Acres
- Allows Storage Facility
- Contractors/Builders
- Office Space Available
- Lee/Charlotte Cty Access

**Price: \$550,000.00**  
**Contact: Tom Woodyard or Carrie Vincent**

WA2043

### Office/Warehouse for Lease

**Lease Incentive**




- 6,000± SF
- Eight (8) OH Doors
- I-1 Light Industrial
- Fast Growing Location
- Westgate Industrial Park
- Access to I-75
- Just off Lee Blvd via Colonial Blvd.

**Lease: \$5.50 PSF + \$2.50 PSF CAM**  
**Contact: Steve Wood**

WA1972

### Warehouse for Lease New Construction



- 12-Heavy Industrial
- Four OH Doors
- On Edison Ave.
- 7,200± SF
- Large Yard-Fenced & Paved
- Air-Conditioned Showroom

**Lease: \$4.95 PSF NNN + \$2.00 PSF CAM**  
**Contact: Todd Holman**

WA1929

### 4,032± Warehouse/Office Space for Sale Billy Creek Commerce Center

**New Listing**



- 4,032± SF
- Incl. 1,600± SF Carport
- Fenced Yard
- Paved Area
- (2) OH Doors
- Built 2004
- I-75 Access (ext 139)
- Zoned IPD

**Price: \$595,000.00**  
**Contact: Tom Woodyard or Carrie Vincent**

WA2058

### Office/Warehouse For Lease



- 8,000±SF Units
- 3 OH Doors - 12'x14'
- Two Minutes from I-75
- Exit 138
- Zoned IL - Light Industrial
- Great Corner Site
- Ample Parking

**Lease: \$3.98 PSF + \$2.50 PSF (est) CAM**  
**Contact: Todd Holman**

WA2016

### Office Space off Daniels Pkwy Class "A" Office Space



- 1,680± Office
- Ideal Located
- Just off Daniels Pkwy
- Fully Air Conditioned
- Ample Parking
- Priced Right
- Call for Details

**Sub-Lease: \$12.00 PSF + \$6.46 PSF CAM**  
**Contact: Honora' Jacobus**

WA2050

### Freestanding Warehouse/Office Space For Lease

**Truckwell**



- Building: 20,900± SF
- 3,044± SF Office Space
- Three (3) OH Doors
- Frontage on Rockfill Rd
- Zoned: I2 - Heavy Industrial
- Just Three (3) minutes from I-75 (Exit 138)

**Lease: \$5,500.00/Mo Gross + Sales Tax**  
**Contact: Todd Holman**

WA1978

### 3,966± SF Commercial Building on Lee Boulevard



- 3,966± SF
- 1.15± AC
- 50± Parking Spaces
- Drive-Thru Access
- Former Fast-Food
- Restaurant
- Zoned C2 Commercial
- Allows: Restaurants, Office/Medical
- Ask about Equipment

**Price: \$765,000**  
**Contact: Tom Woodyard or Carrie Vincent**

WA2046

## Professional Opportunities Contact: Steve Wood

<b>PINEBROOK PARK SPECIAL</b> - Great location in South Fort Myers, 500± SF Office for \$499.00 Monthly	Call for Details	WA# 142
<b>Immediate Occupancy</b> - Fully Built Out Hair Salon - South Fort Myers location, Cleveland Avenue frontage in Pinebrook Park, highly visible signage	Call for Details	WA# 142
<b>Immediate Occupancy</b> - Fully Built Out Pizza Restaurant, Great location in South Fort Myers, Move in Ready	Call for Details	WA# 142
1,632± SF Located in World Plaza on New Brittany Boulevard, strong area of professional and medical businesses	\$1,445.00 Per Mo.	WA# 1882
1,500± SF Nicely appointed office with high visibility location on the way to beaches and Sanibel, Great signage	\$1,325.00 Per Mo.	WA# 1752
2,268± SF Attractively priced retail unit w/ Great Frontage on Palm Beach Blvd. (SR 80) near a lighted corner. CI zoning provides an array of business possibilities	\$1,890.00 Per Mo.	WA# 2042
1,717± SF This unit of eight (8) offices is clean, shows well and is ready for immediate occupancy FOR LEASE	\$1,675.00 Per Mo.	WA# 1994
<b>Multiple Unit Sizes Available</b> - Brand new office/warehouse units ready to occupy, each unit includes 404± SF office area with one restroom, located in Lehigh Acres	Call for Details	WA# 1971

## Medical/Professional Opportunities Contact: Alex Wright, CCIM

<b>Multiple Suite Sizes Available</b> - Medical office space in Riverwalk, move in now or Owner motivated to improve if necessary	\$20.00 PSF Gross	WA# 1642
2,000± SF Upscale Class "A" medical space in Riverwalk, move-in ready, access to MRI in building, price includes electric, janitorial services	\$25.00 PSF Gross	WA# 1848
Upscale Class "A" Medical or Office Space in Parker Commons , Off Daniels Road, Ready to Move In, All Impact Fees paid	\$17.00 PSF + CAM	WA# 1852
1,500± SF Ready to occupy, 1st Floor, Colonial Boulevard frontage, right at the US 41 overpass, superb visibility	\$20.00 PSF Gross	WA# 1910
1,424± SF Zoned CPD, Vanderbilt Drive, Centrally Located, Frontage with Signage, Fully Built-Out, Motivated Owner, Priced Below Market Value	\$12.00 PSF + CAM	WA# 1973
<b>Multiple Suite Sizes Available</b> - Office space in Via Royale, Off Royal Palm Square Blvd, Close to main corridors, Renovated offices, Wood floors, Motivated Owner	\$22.50 PSF Gross	WA# 1996
<b>Multiple Suite Sizes Available</b> - Medical or Office, Medical Impact Fees Paid, Fully Built Out and Ready to Go, One Block North of Colonial	\$18.00 PSF Gross	WA# 1997
<b>Multiple Suite Sizes Available</b> - Shell space for Sale or Lease, Upscale Build-Out, Brand New, Immediate Occupancy, Motivated Owner	Starting at \$14.00 PSF + CAM	WA# 2029

## Industrial Opportunities Contact: Todd Holman

35,550± SF Warehouse for Sub-Lease w/1,334± SF office under AC, Zoning I2, large yard, entirely fenced and paved, located East of Evans on Edison Ave	\$4.50 PSF + CAM	WA# 1992
13,090± SF w/2,726± SF office & truckwell, located in Billy Creek Commerce, along I-75 (Ext 139) allows service & distribution to 5 county area for Lease, Also for Sale	\$6.00 PSF + CAM	WA# 1820
12,595± SF Includes 1,065± SF office and truckwell, ideal for distribution services or light industrial for tri-county area, near I-75 (ext 138) and major corridors	\$4.00 PSF + CAM	WA# 1970
25,000± SF w/450±SF office, OH grade-level doors & 2 OH doors in truckwell, all block & sprinkled, located in Benchmark Corporate Park, Minutes to I-75 Lease, Also for Sale	\$3.99 PSF + CAM	WA# 987L
20,000± SF Sub-lease, includes OH doors & truckwell, excellent location Metro Plex Dr between Metro Pkwy and Plantation Rd, Primary lease expires 5-31-14	\$7.00 PSF Gross	WA# 2005
10,000± SF Motorized roof vent warehouse w/1,450±SF office under A/C, 16' clear height (min.), 16' eave height, OH doors & truckwell, water/sewer, off Metro Pkwy	\$6.50 PSF + CAM	WA# 1983
15,680± SF Freestanding bldg to sub-lease w/700±SF office, 4 OH doors, excellent location in Metro Corridor Area / Metro Plex Drive, between Metro Pkwy & Plantation Rd	\$4.50 PSF + CAM	WA# 1775
15,000± SF Warehouse expansion, 1,334±SF A/C showroom, 4 OH doors, large fenced yard, carport separate from bldg, located East of Evans on Edison Ave	\$4.95 PSF + CAM	WA# 1928

## Commercial Opportunities Contact: Tom Woodyard or Carrie Vincent

3.9± AC Commercial Site, US 41/Appelwood Ln in N Ft Myers, 400'± frontage on US41, just south of Heron's Glen & Magnolia Landing. Property zoned C1 & TFC2 Residential	\$4.24 PSF	WA# 2074
.80± AC <b>REDEVELOPMENT SITE</b> Ft. Myer Beach w/duel frontage San Carlos Blvd/ Buttonwood Dr; maybe combined w/adj. parcel-totals 2± AC @ signalized corner Main St	\$33.00 PSF	WA# 2073
58.95± AC ALICO LAKE VILLAGES, Alico Rd/US41 location, Zoned MPD, 170± multifamily units, 25± boat docks & boat ramp, 46± AC lake area w/13± AC uplands, possible ALF location, CALL FOR DETAILS	\$1.01 PSF	WA# 2070
4± AC Corner site, Lehigh Acres, 417'± frontage, Central Urban future land use, Allows 10 units per acre, Zoned RM2, Well & Septic.	\$1.99 PSF	WA# 2057
2.93± AC <b>HEAVY INDUSTRIAL CORNER SITE</b> AT Cargo & Work Drive, Zoning allows allows warehouse & more, Central Fort Myers location allows easy access to I-75 at Ext 138	\$6.95 PSF	WA# 2028
1.75± AC 3,700± Warehouse/Office off Luckett Rd & I75 (Exit 139), (2) OH Doors, Fenced area, Zoned IPD, Ideal for Manufacturers & Distributors, Easy Access Tri-County Area Price	\$8.35 PSF	WA# 2012
1,1400± SF Up to 3,420± SF, Office/Warehouse in Wallace Plaza, Located in LaBelle, Units Features OH Doors & Near Airport	\$5.75 PSF + CAM	WA# 1963
3,264± SF Professional/Medical Use, Professional Managed, Great Impression, Ample Parking, Access Major Corridors, Located in World Plaza on New Brittany boulevard	\$200.00 PSF	WA# 1420

## Retail/Commercial Opportunities Contact: Honorá Jacobus

<b>Multiple Sizes Available</b> - New Construction Warehouse, Phase Three Electrical, Fenced, Gated, Lighted, OH & Main Doors, Ample Parking, 4 Miles East of I-75, Punta Gorda	\$3.50 PSF + CAM	WA# 1783L
1,880± SF Warehouse/Office Unit w/One 12' x 14' OH Door, Paved and fenced yard area in rear of building, IL Zoning, Located Off Luckett Road, Exit 139, I-75	\$8.00 PSF	WA# 1918
.17±AC Commercial site, Zoned B-1, Downtown Ft. Myers Redevelopment Area, uses includes Office, Beauty Shops, Dry Cleaner & more	\$14.00 PSF	WA# 1114
2,400± SF One OH Door 12' x 14', Fenced-in Paved Yard, Bayshore Industrial Park, I-75 Exit 143	\$264,000	WA# 1946
19,800± SF Vacant land, Zoned RSF3.5, Great location near Englewood and Gulf Beaches, Can be purchased as a package but will divide	\$2.25 PSF	WA# 2027
1,200± SF Great Location For Retail/Office/Medical, Located in Fort Myers on US 41	\$12.00 PSF	WA# 545
1,680± SF Sublease Class "A" Office Space off Daniels Pkwy., fully air conditioned, ample parking, priced right, ideal location, Call for details	\$12.00 PSF + CAM	WA# 2050
1,550± SF Ideal Office Location in Downtown Fort Myers, (5) Separate Office Spaces w/Kitchen, One Restroom and Ample Parking	\$3.70 PSF + CAM	WA# 2017

THE STATEMENTS AND FIGURES PRESENTED HEREIN, WHILE NOT GUARANTEED, ARE SECURED FROM SOURCES WE BELIEVE AUTHORITATIVE. SUBJECT TO PRIOR SALE, LEASE, WITHDRAWAL AND PRICE CHANGE WITHOUT NOTICE.

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